

056.A

0010

0004.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTON

APPRaised:

Total Card / Total Parcel
170,000 / 170,000

USE VALUE:

170,000 / 170,000

ASSESSED:

170,000 / 170,000


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
10		OLD COLONY LN, ARLINGTON

OWNERSHIP

Unit #: 4

Owner 1: CANTALUPA ANN/ TRUSTEE

Owner 2: ANN CANTALUPA REVOCABLE TRUST

Owner 3:

Street 1: 10 OLD COLONY LANE #4

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CANTALUPA ANN -

Owner 2: -

Street 1: 10 OLD COLONY LANE #4

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 365 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6039																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	170,000			170,000		150847
							GIS Ref
							GIS Ref
							Insp Date
							10/10/17

PREVIOUS ASSESSMENT								Parcel ID	056.A-0010-0004.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	165,400	0	.	.	165,400	165,400	Year End Roll	12/18/2019
2019	102	FV	120,400	0	.	.	120,400	120,400	Year End Roll	1/3/2019
2018	102	FV	101,600	0	.	.	101,600	101,600	Year End Roll	12/20/2017
2017	102	FV	95,300	0	.	.	95,300	95,300	Year End Roll	1/3/2017
2016	102	FV	95,300	0	.	.	95,300	95,300	Year End	1/4/2016
2015	102	FV	90,800	0	.	.	90,800	90,800	Year End Roll	12/11/2014
2014	102	FV	87,800	0	.	.	87,800	87,800	Year End Roll	12/16/2013
2013	102	FV	87,800	0	.	.	87,800	87,800		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANTALUPA ANN,	74057-16	2	1/29/2020	Convenience		1	No	No	
	18202-562		6/1/1987		75,660	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/10/2017									Measured		DGM	D Mann					
5/6/2000										197	PATRIOT						

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 10.														
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																	
Foundation: 3	- Brick or Stone			A 3QBth: 1	Rating:																	
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average																	
Prime Wall: 7	- Brick			A HBth: 1	Rating:																	
Sec Wall: 1				OthrFix: 1	Rating:																	
Roof Struct: 2	- Hip			OTHER FEATURES																		
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average																	
Color: BRICK				A Kits: 1	Rating:																	
View / Desir: B	- FAIR-			Fpl: 0	Rating: Average																	
GENERAL INFORMATION				WSFlue: 1	Rating:																	
Grade: C - Average				CONDOS INFORMATION																		
Year Blt: 1965	Eff Yr Blt:			Location: R	- Rear																	
Alt LUC:				Total Units: 1																		
Jurisdict:				Floor: 1 - 1st Floor																		
Const Mod:				% Own: 0.552500010																		
Lump Sum Adj:				Name: 24 - 6039																		
INTERIOR INFORMATION				DEPRECIATION																		
Avg Ht/FL: STD				Phys Cond: AV - Average	30.0%																	
Prim Int Wall: 2	- Plaster			Functional: 1	%																	
Sec Int Wall: 1				Economic: 1	%																	
Partition: T	- Typical			Special: 1	%																	
Prim Floors: 4	- Carpet			Override: 1	%																	
Sec Floors: 1				Total: 30.6	%																	
Bsmnt Flr:				CALC SUMMARY																		
Subfloor:				Basic \$ / SQ: 320.00																		
Bsmnt Gar:				Size Adj.: 2.14383554																		
Electric: 3	- Typical			Const Adj.: 0.84814721																		
Insulation: 2	- Typical			Adj \$ / SQ: 581.852																		
Int vs Ext: S				Other Features: 32628																		
Heat Fuel: 3	- Electric			Grade Factor: 1.00																		
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.00000000																		
# Heat Sys: 1				NBHD Mod: 1																		
% Heated: 100				LUC Factor: 1.00																		
Solar HW: NO				Adj Total: 245004																		
% Com Wall				Depreciation: 74971				WtAv\$/SQ: 1	AvRate: 1			Ind.Val: 1										
% Sprinkled:				Depreciated Total: 170033																		
MOBILE HOME				PARCEL ID	056.A-0010-0004.0																	
SPEC FEATURES/YARD ITEMS																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC					Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:							Total:										